

**CENTRAL BANCORP, INC.**

|   | CPP Disbursement Date<br>02/27/2009 | RSSD (Holding Company)<br>1250035 | Number of Insured<br>Depository Institutions<br>1 |      |    |
|---|-------------------------------------|-----------------------------------|---|------|----|
|   |                                     |                                   |   |      |    |
| Selected balance and off-balance sheet items  | 2011<br>\$ millions                 | 2012<br>\$ millions               | %chg from prev                                    |      |    |
| Assets  | \$2,354                             | \$1,862                           | -20.9%  |      |    |
| Loans   | \$1,421                             | \$1,013                           | -28.7%  |      |    |
| Construction & development  | \$223                               | \$23                              | -89.8%  |      |    |
| Closed-end 1-4 family residential   | \$27                                | \$37                              | 38.6%   |      |    |
| Home equity   | \$1                                 | \$1                               | -30.9%  |      |    |
| Credit card   | \$0                                 | \$0                               |   |      |    |
| Other consumer  | \$2                                 | \$1                               | -45.4%  |      |    |
| Commercial & Industrial   | \$42                                | \$25                              | -40.4%  |      |    |
| Commercial real estate  | \$1,080                             | \$887                             | -17.9%  |      |    |
|   |                                     |                                   |   |      |    |
| Unused commitments  | \$22                                | \$6                               | -71.1%  |      |    |
| Securitization outstanding principal  | \$0                                 | \$0                               |   |      |    |
| Mortgage-backed securities (GSE and private issue)  | \$150                               | \$107                             | -29.0%  |      |    |
| Asset-backed securities   | \$0                                 | \$0                               |   |      |    |
| Other securities  | \$21                                | \$21                              | 0.6%  |      |    |
| Cash & balances due   | \$402                               | \$508                             | 26.3%   |      |    |
|   |                                     |                                   |   |      |    |
| Residential mortgage originations   |                                     |                                   |   |      |    |
| Closed-end mortgage originated for sale (quarter)   | \$0                                 | \$0                               |   |      |    |
| Open-end HELOC originated for sale (quarter)  | \$0                                 | \$0                               |   |      |    |
| Closed-end mortgage originations sold (quarter)   | \$0                                 | \$0                               |   |      |    |
| Open-end HELOC originations sold (quarter)  | \$0                                 | \$0                               |   |      |    |
|   |                                     |                                   |   |      |    |
| Liabilities   | \$2,196                             | \$1,705                           | -22.4%  |      |    |
| Deposits  | \$2,060                             | \$1,642                           | -20.3%  |      |    |
| Total other borrowings  | \$83                                | \$35                              | -57.8%  |      |    |
| FHLB advances   | \$83                                | \$35                              | -57.8%  |      |    |
|   |                                     |                                   |   |      |    |
| Equity  |                                     |                                   |   |      |    |
| Equity capital at quarter end   | \$158                               | \$157                             | -0.5%   |      |    |
| Stock sales and transactions with parent holding company (cumulative through calendar year) | \$0                                 | \$0                               | NA  |      |    |
|   |                                     |                                   |   |      |    |
| Performance Ratios  |                                     |                                   |   |      |    |
| Tier 1 leverage ratio   | 6.4%                                | 8.1%                              | --  |      |    |
| Tier 1 risk based capital ratio   | 13.2%                               | 18.3%                             | --  |      |    |
| Total risk based capital ratio  | 14.5%                               | 19.6%                             | --  |      |    |
| Return on equity <sup>1</sup>   | -63.2%                              | -3.6%                             | --  |      |    |
| Return on assets <sup>1</sup>   | -4.5%                               | -0.3%                             | --  |      |    |
| Net interest margin <sup>1</sup>  | 3.7%                                | 5.3%                              | --  |      |    |
| Coverage ratio {(ALLL+Alloc transfer risk)/Noncurrent loans}}                               | 20.7%                               | 19.7%                             | --  |      |    |
| Loss provision to net charge-offs (qtr)   | 220.7%                              | 40.6%                             | --  |      |    |
| Net charge-offs to average loans and leases <sup>1</sup>                                    | 9.6%                                | 3.5%                              | --  |      |    |
| <sup>1</sup> Quarterly, annualized.   |                                     |                                   |   |      |    |
|   |                                     |                                   |   |      |    |
|   | Noncurrent Loans                    |                                   | Gross Charge-Offs                                 |      |    |
| Asset Quality (% of Total Loan Type)  | 2011                                | 2012                              | 2011  | 2012 |    |
| Construction & development  | 39.6%                               | 2.8%                              | 2.5%  | 0.0% | -- |
| Closed-end 1-4 family residential   | 48.9%                               | 46.3%                             | 1.6%  | 0.7% | -- |
| Home equity   | 29.6%                               | 53.4%                             | 0.0%  | 0.0% | -- |
| Credit card   | 0.0%                                | 0.0%                              | 0.0%  | 0.0% | -- |
| Other consumer  | 2.9%                                | 5.9%                              | 0.2%  | 2.5% | -- |
| Commercial & Industrial   | 21.6%                               | 40.4%                             | 6.6%  | 4.6% | -- |
| Commercial real estate  | 33.2%                               | 38.4%                             | 2.3%  | 1.2% | -- |
| Total loans   | 34.5%                               | 40.1%                             | 2.4%  | 1.2% | -- |